

Minutes of the Zoning Board of Appeals Meeting of February 21, 2013 - 7:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman
 Earl Bloam
 Wally Parker
 Dean Bredenbeck

ABSENT: Jeanne Hartman

ALSO PRESENT: Barbara Stanton, Secretary
 Edward Fitzgerald, Acting Building Commissioner

Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present, Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck. Jeanne Hartman was absent.

A motion was made by Dean Bredenbeck, second by Wally Parker to approve the minutes from December 20, 2012.
Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.

Chairman Barrett: **Item #1** – A request from Vertex Signs for a 72 square foot area variance to the 40 square foot allowable to install a free standing sign for Loan Max located at 10750 Brookpark Road, schedule 1129.03 (e) (2). **Item #2** – A request from Vertex Signs for a 14 foot height variance to the 16 foot allowable to install a free standing sign for Loan Max located at 10750 Brookpark Road, schedule 1129.03 (d) and **Item #3** A request from Vertex Signs to install a pole sign on the frontage with the width less than 100 feet due to the non-conforming status ceasing with removal of the sign cabinet for Loan Max located at 10750 Brookpark Road, schedule 1129.03 (e) (1). Mr. Kevin Booker owner of Vertex Sign was present. One of the accounts we handle nationwide is Loan Max. The old sign was removed and we need to come before the commission for the variance. The property is unique because it does not have the width to qualify for a free standing sign. The building does not have a typical roof where we would be able to place some signage on it. The opportunity for signage for this location was negated due to the removal of the sign, roof and cabinet by the previous owners. We come before you asking if we could install a new sign on the existing pole at a smaller height that was there previously, a reduced square footage and that would allow the customer to have exposure and go into a building that is currently vacant. Mr. Booker explained the type of business Loan Max conducts. The Planning Commission approved the request with the condition the Board of Zoning approves the variances and it cannot be taller than the McDonald's sign.

Wally Parker: Have you driven down Brookpark Road to verify the site lines in regards to the other signage at that location? Mr. Booker: The pole sits back considerably. There was discussion regarding a ground sign. Earl Bloam: If you were allowed to place the sign on the front with a variance of 100 foot; but stayed within the zoning requirements of the square footage in height what hardship would that present on the company? Mr. Booker: The thought process was that the previous sign was 143 square foot and the fact that we will not have any signage on the building, we took the standard pylon. There was discussion regarding the square footage of the sign request and how best it would suite the business. Mr. Booker: Maybe we can strike a balance as to the ask and the give. Dean Bredenbeck: I am wondering how important signage is with the access to google earth. There is a utility pole right next to your sign. It is not shown on the drawing. It has a flood light on it for the parking lot. That should be taken into consideration with any decision that the flood light pole maybe be moved. Mr. Booker: I do not believe the sign would be blocking the flood light. There was further discussion regarding the light pole. Chairman Barrett: If Pizza Hut did not remove the signs, Mr. Booker would have no need to be here. The previous variance would apply to the new signage. Mr. Booker: A little background; we thought wrongfully that the fact there was a sign previously, the steel pole is left and we had some record of it that we could replace the sign. Since the cabinet is removed we need to request a variance. Signage is critical to this business. The board should look at the request and not the nature of the business. There was further discussion regarding the type of business. If there was a compromise to be reached what would the board feelings are on lowering the sign to 20 feet vs the 16 feet. Maybe remove the light post. Chairman Barrett: Would you cut the steel? Mr. Booker: Yes. We would be reducing the height, bringing it closer to the ground. There was further discussion regarding reducing the signage proposed and a ground sign. Dean Bredenbeck: I am having trouble thinking higher contrast colors that I am looking at. This is loud and high contrast besides being in a day glow. Mr. Booker: It is a red and yellow. Mr. Booker presented swatches of the color of the sign to the board. This is the retail customer's colors. Earl Bloam: If you would stay within the 16 feet high and 40 foot square you would be 10 feet above ground from the bottom of the sign which would be above anyone's reach. Chairman Barrett: What is the major complaint if the signage

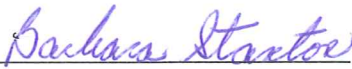
cannot see any hardship. The zoning requirements were put in for a purpose. There was further discussion regarding zoning requirements. Dean Bredenbeck: I do not see the extenuating circumstances that would require granting a variance. Mr. Booker: This has been vacant for a long time probably due to the short comings of the property. An empty business that has no signage is detrimental. The restrictions indicate that you cannot have any signage on that property. Is it possible to strike a balance to the conditions? There was further discussion regarding reducing the size of the signage. Mr. Booker: That building will never rent to anyone without signage. Earl Bloam: If there are changes in the requirements does that need to go before the zoning board at another meeting? Acting Building Commissioner Fitzgerald: Mr. Chairman, I believe you could alter, because it is referencing the same sections, you are changing the numbers. As far as building is concerned I feel Mr. Booker has met the hardship of size and location since no signage is able to be installed on the building. He has compromised and indicated he would lower the height and lower the square footage. I think that this is a reasonable request. There was discussion regarding the square footage that would be acceptable to the company and board. Acting Building Commissioner Fitzgerald: Building would have no objection to changes to the height and square footage. If the board would grant the variances; a new sign drawing would be submitted to the building department and the Chairman would sign off on the minor new proposed changes. After a lengthy discussion a motion was made by Earl Bloam, second by Wally Parker to approve a request from Vertex Signs for a 40 square foot area variance to the 40 square foot allowable to install a free standing sign for Loan Max located at 10750 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker. No - Dean Bredenbeck.**

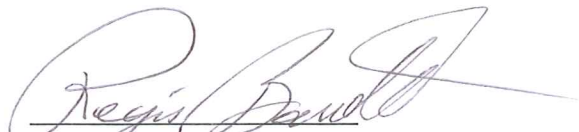
A motion was made by Wally Parker, second by Earl Bloam to approve a request from Vertex Signs for a 4 foot height variance to the 16 foot allowable to install a free standing sign for Loan Max located at 10750 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker. No - Dean Bredenbeck.**

A motion was by Earl Bloam, second by Wally Parker to approve a request from Vertex Signs to install a pole sign on the frontage with the width less than 100 feet due to the non-conforming status ceasing with the removal of the sign cabinet for Loan Max located at 10750 Brookpark Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: **Item #4** – A request from Patrick Donelon to extend the variance granted on November 17, 2011 to not provide required two-car undercover parking for an additional 6 months at the property located at 6607 Vandalia Avenue. Mr. Donelon: The porch is pretty much done. Work has been terrible and I am trying to look into going back to school. Mr. Donelon discussed a possible change in job and some of the medical problems he has. Dean Bredenbeck: What are your plans for a garage? Mr. Donelon: I would like to build a two car garage. Dean Bredenbeck: Have you obtained any quotes for the garage? Mr. Donelon: I know guys that do concrete for the pad and rat wall. The cheapest I found for the 20 x 20 garage is about \$4,000.00. There was discussion regarding the foundation of the garage; floating pads and rat wall. Chairman Barrett: What can you do about curb appeal. Mr. Donelon: Paint the house and I ran out of money. As far as anything else, I can do what I can. There was discussion regarding items that could be done that would consist of labor only. Chairman Barrett: There is possibly a loan that you would need to qualify for 1.4%. Acting Building Commissioner Fitzgerald: The City joined Heritage Loan Program. They for free will give you all the advice you need as far as roofs garages and re doing the home. You make application currently to Key Bank, First Federal of Lakewood and they are looking into Fifth Third Bank for a loan program. You would need to qualify on your own merits as far as the loan. Heritage Loan will be sending literature to any homeowner who's house is 50 years or older and your house would qualify for over 50 years old. Chairman Barrett: Do you think you will be able to get this done in 6 months? Mr. Donelon: I would like to but I am not sure if I can. It depends on the status of me working. After further discussion a motion was made by Regis Barrett, second by Dean Bredenbeck to approve a request from Patrick Donelon to extend the variance granted on November 17, 2011 to not provide the required two-car undercover parking for an additional 6 month at the property located at 6607 Vandalia Avenue and the board will re-visit this again to verify the progress Mr. Donelon has made and return to the board under old business and possibly granting further extension. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

A motion was made by Wally Parker, second by Earl Bloam to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**


Barbara Stanton, Secretary


Regis Barrett, Chairman